



GRASSROOTS
REALTY GROUP

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**110, 1000 Citadel Meadow Point NW
Calgary, Alberta**

MLS # A2239295



\$289,900

Division:	Citadel		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 519
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

Welcome to this bright and inviting 2-bedroom, 1-bathroom unit, an ideal home tucked away as an END unit for added privacy and sunlight throughout the day. Featuring a simple yet spacious open floor plan, this home shines with brand-new luxury vinyl flooring, NEW fresh paint, NEW baseboards, modern light fixtures, and knockdown textured ceilings. The kitchen comes equipped with newer stainless steel appliances, perfect for everyday meals or hosting friends. Large windows fill the living space with natural light, highlighting the cozy gas fireplace—a perfect spot to unwind. The two comfortable bedrooms offer ample space, while the updated 4-piece bathroom with a whirlpool tub adds a touch of practicality. Best of all, condo fees cover all utilities (heat, electricity, and water), making budgeting a breeze for first-time buyers. Nestled in a convenient location close to amenities, this move-in-ready condo offers an affordable step into homeownership with style and ease. Call today to check it out!